



# September Lodge Mile Path

Design & Access Statement

October 2023

# Project Details



**Client property address:**

September Lodge Mile Path  
GU22 0JX

**Resi address:**

6 Canterbury Crescent, SW9 7QE,  
London Borough of Lambeth

**Resi Contact:**

0208 068 4811  
[planning@resi.co.uk](mailto:planning@resi.co.uk)

# Introduction & Context

## Description of proposed works

This Design & Access statement is written on the behalf of the applicant, in support of a householder application for the Proposed two storey side extension, front porch, carport, garden annex, facade changes all associated works at September Lodge

## Character of the area

The property is a detached house with a private 2 car garage.  
The existing is a detached two storey dwelling with five bedrooms and dates from the late 1970's or early 1980's

The property is not a listed nor in conservation area.



# Site Analysis

## Site Location Plan



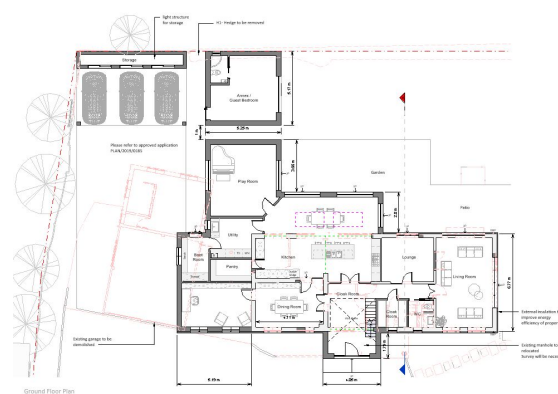
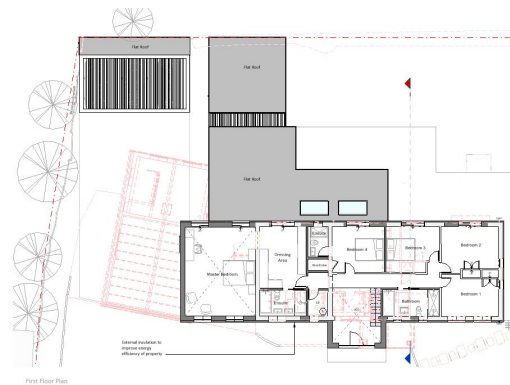
The generously sized plot is very secluded, being behind the majority of its neighbours on Mile Path, and its boundary is well defined by trees and dense mature hedges.

Despite its large and private plot, the current layout at ground and first floor don't fulfill the potential of the house and the garden views. The first floor layout is consistent with small sized bedrooms which don't serve the growing family needs.

The current site benefits with double garage and an annex however the layout and angle of them create unpleasant entrance to the property and not utilised the area for proper parking space

# Site Analysis

## Proposed Plans



The main objective of this proposal is to seamlessly integrate the house with its stunning garden and picturesque surroundings.

A new single-storey extension has been designed for the rear of the home, creating a spacious, light-filled kitchen where the family can gather and socialize. This kitchen features expansive windows overlooking the sprawling garden to the right.

Additionally, a playroom was designed at the back of the home with large doors opening to the garden on the right-hand side.

A two-story side extension was conceived to provide larger bedrooms on the upper floor, suiting the clients' needs and unlocking the full potential of the home.

To add visual interest and balance to the facade, a double height porch was designed for the front elevation, giving the property a warm and welcoming ambiance.

The existing double garage and annex were demolished and replaced with a new carport at the rear, improving the driveway area.

The new annex is separated from the main house while still being connected visually through the use of a canopy mirroring the materials and style of the carport.



Below is an aerial view taken from google maps showing similar large developments in the area:



# Our Conclusion

We believe the proposal fits in with the local context and enhances the streetscape of Mile Path. The proposal utilises the site to its full potential without adverse effects to the neighbours or the area, it also improves the character and composition of the existing dwelling.